

Call to Order

The meeting was called to order at 8:00 a.m. in the 2nd floor Conference Room at the Town Offices. Present were: Chairman Timothy Vaill, John Fenton, Andrea Leary, Michelle Marceaux and Jeffrey Spagat; also present were: Planning Director Paul Materazzo, Senior Planner Lisa Schwarz, Selectman Paul Salafia and ABCA President Holly Nahabedian.

Minutes

On a motion by Mr. Spagat seconded by Ms. Leary, the Council voted to approve the April 17th minutes by a unanimous vote.

Listening Tour Guests

Lupoli Companies: Civil Engineer Richard Friberg representing Lupoli Companies gave a presentation about a potential Dascomb Road Project. They are looking to re-use the entire open warehouse space for a two-story mixed use building. The current building owner, Restaurant Depot – a wholesale grocer, would remain in the back of the building. Lupoli Companies would like to sub-divide the building to create office space in the middle and restaurants/cafes in front. A parking deck would be needed also. Access to the site and the need to widen Dascomb Road was explained. This would be a phased project, first renovating the vacant space, and then adding amenities. There is an 80-acre parcel across the street from this location which would be a potential expansion opportunity.

Mr. Friberg outlined the following 3 obstacles to permitting:

1. Need approval to sub-divide the property.
2. Wetlands – could impact the Roadway projects (a mitigation plan will be proposed).
3. Need sewer capacity for site with possibilities to either tap into Tewksbury (which is limited and costly), expand from Lovejoy Road, or have onsite disposal.

State funding may be available since this is a State Priority Development Site. Sal Lupoli, owner of Lupoli Companies including Sal's Pizza, Salvatore's Restaurant, and Lawrence Riverwalk provided an overview of his current companies and plans for the Dascomb Road site. His vision is for slow, controlled growth over 3-5 years creating new jobs, services, and amenities which will be good for the economy. The project will be contingent on getting the necessary permitting to overcome the aforementioned obstacles. The EDC can offer support at public hearings and site walks, to help move this project forward.

Executive Director of Merrimack Valley Planning Commission Dennis DiZolgio and Economic Development, Merrimack Valley Planning Commission Ted Semesnyei represent 15 communities in the Merrimack Valley. The Commission assists with transportation planning, environmental projects, and comprehensive planning including land use, as some examples. The Commission established a Comprehensive Economic Development Strategy (CEDS) which is a Master Plan for economic development for the Region. Determining where individual towns want to see growth is essential. Currently, there are 52 identified Priority Development Areas (PDAs), four of which are in Andover as identified by the State. It is important to communicate to the residents about State resources which may be available to help advance Andover's growth in these areas.

Andover Tomorrow, May 21, 2014

The goal of this forum is to educate Andover citizens about growth and possible State funding opportunities. MA Secretary of Housing and Economic Development Greg Bialecki will express a broad view of the State, followed by Mr. DiZolgio who will speak on behalf of the Region. Finally, a representative from EDC will mention the four PDAs in Andover and how comparable towns have benefited from economic development. It is important to emphasize the possible State funding opportunities and how smart growth will affect the Town's tax base.

Realtor Tom Carroll expressed the desire to see housing developed which is geared toward an aging population, so residents can remain in town once they are looking to downsize from larger homes.

Parking Update

The Parking Task Force reported on work done in collaboration with the Police Department to support the Town Meeting Article which includes \$18K for a parking management action plan. Police Chief Keefe will present the information at Town Meeting, and others will be prepared to speak if needed.

Adjournment

The meeting was adjourned at 9:30 a.m.